

Hops House

West Sussex: *Bolney*

MAIN HOUSE ADDITIONS AND ALTERATIONS



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Introduction

Proposed Development

The aim of this proposal is to sensitively modernise Hops House and its setting as well as improve accessibility.

The proposal seeks to replace the existing conservatory with a new extension that will enhance the quality of the kitchen and living spaces whilst improving the connection to the garden. The proposal also includes a new portico & the conversion of the existing basement into a screening room. Landscaping alterations are also included in the garden to the West of the main house to create a patio area adjacent to the proposed extension.

The proposed elements will be referred to as follows:

- 1. Proposed Garage to Bedroom Conversion
- 2. Proposed Pergola
- 3. Screening AC Condensers

Project Team

This application has been prepared by the following teams:

Architectural Design by Alex Jackson Design Ltd

Site Analysis



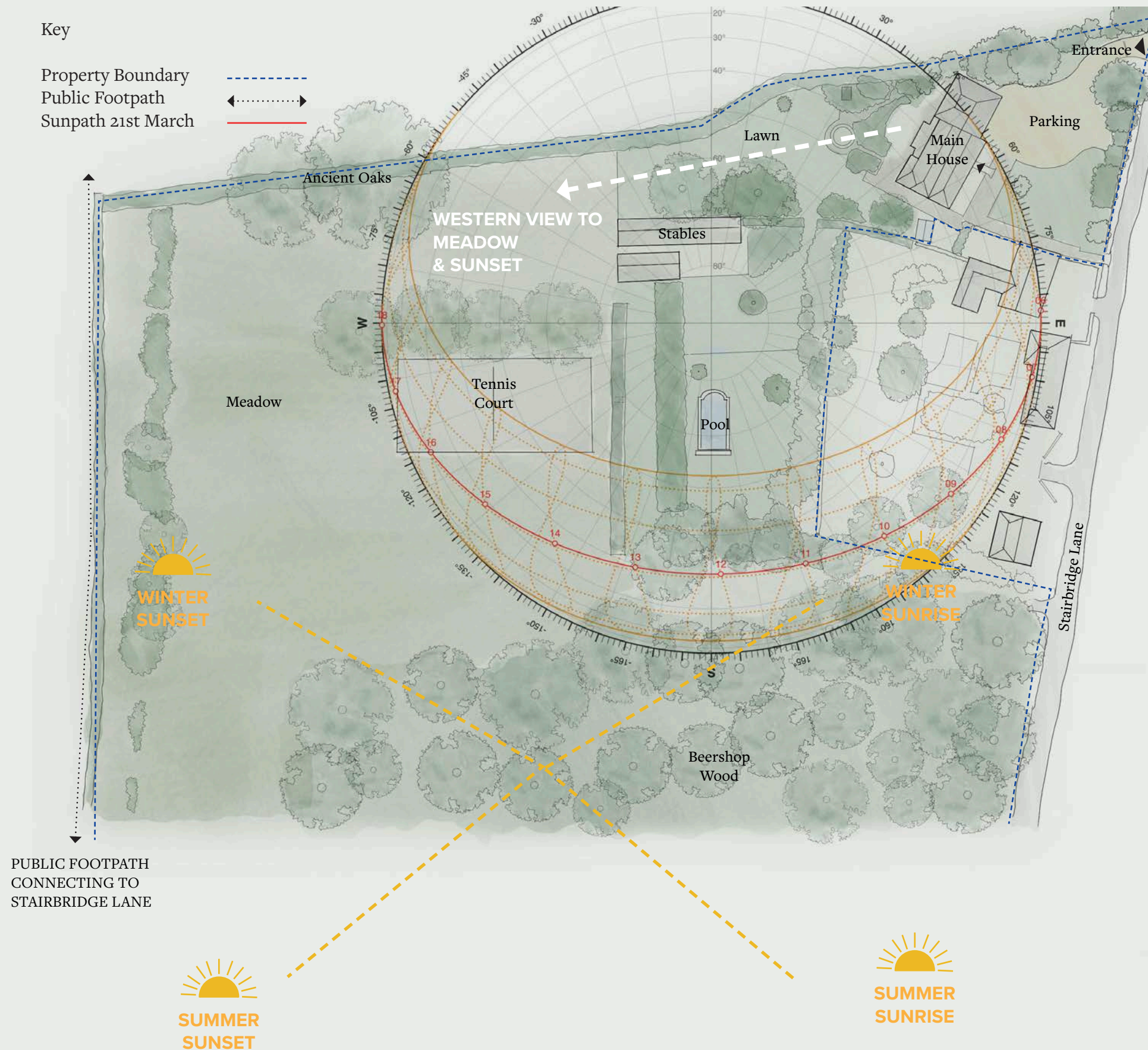
Location

- Hops House is situated in a rural location, equidistant between the villages of Bolney and Ansty in the county of West Sussex. The property is surrounded by a mixture of farmland and woodland with a well established woodland called Beershop Wood on the property itself.
- Bolney has a primary school, post office, service station and public houses. Cuckfield is three miles away and offers a good range of boutique and independent shops. Comprehensive shopping is available at Haywards Heath (5 miles), Horsham (11 miles) and Brighton (13 miles).
- There are numerous footpaths and bridle paths across the South Downs and surrounding countryside. Sporting and recreational facilities include Horsham Sports Club, incorporating Cricket, Tennis, Hockey and Squash clubs golf at Mannings Heath and Haywards Heath, Show Jumping at Hickstead and racing at Brighton and Goodwood. There are a number of excellent schools in the area including, Handcross Park Preparatory School, Cottesmore, Brighton College, Hurstpierpoint College, Ardingly College and Burgess Hill School for Girls.
- General Services: Mains electricity & water, oil fired central heating, private drainage Local Authority: Mid Sussex District Council Directions From Horsham head south on A281/Brighton Rd to Cowfold then, at the roundabout, take first exit to A272/Bolney Rd. Continue on this road, taking 2nd exit at the roundabout to stay on road, for approx. 3.4 miles before turning right onto Stairbridge Lane, where the property will be found on your right after approx. 0.2 miles.
- The A24 and A/M23 provides access to the South coast and connections to Gatwick airport, the M25 and national motorway network.
- Mainline Rail Service: Haywards Heath has direct services to London Bridge/Victoria/St. Pancras International, journey time from 42 minutes.

SITE ANALYSIS

Key

Property Boundary
Public Footpath
Sunpath 21st March



Existing Site

The property is approximately 8 acres and comprises of distinct landscape areas.

Eastern Parking & Garden - A substantial gravel parking area and formal lawn with a gated vehicle entrance (North East) and gate pedestrian access (South East) to Stairbridge Lane.

Western Lawn -A lawn stretching West toward the meadow.

Stables - A disused stable block on a concrete hard standing lies on the Southern edge of the lawn. Directly to the East of the stables is a disused chicken coop.

Pool Garden - To the South of the stables there is a pool garden dominated by a large beech hedge.

Meadow & Tennis Court - The Eastern portion of the site is meadow with a tennis court.

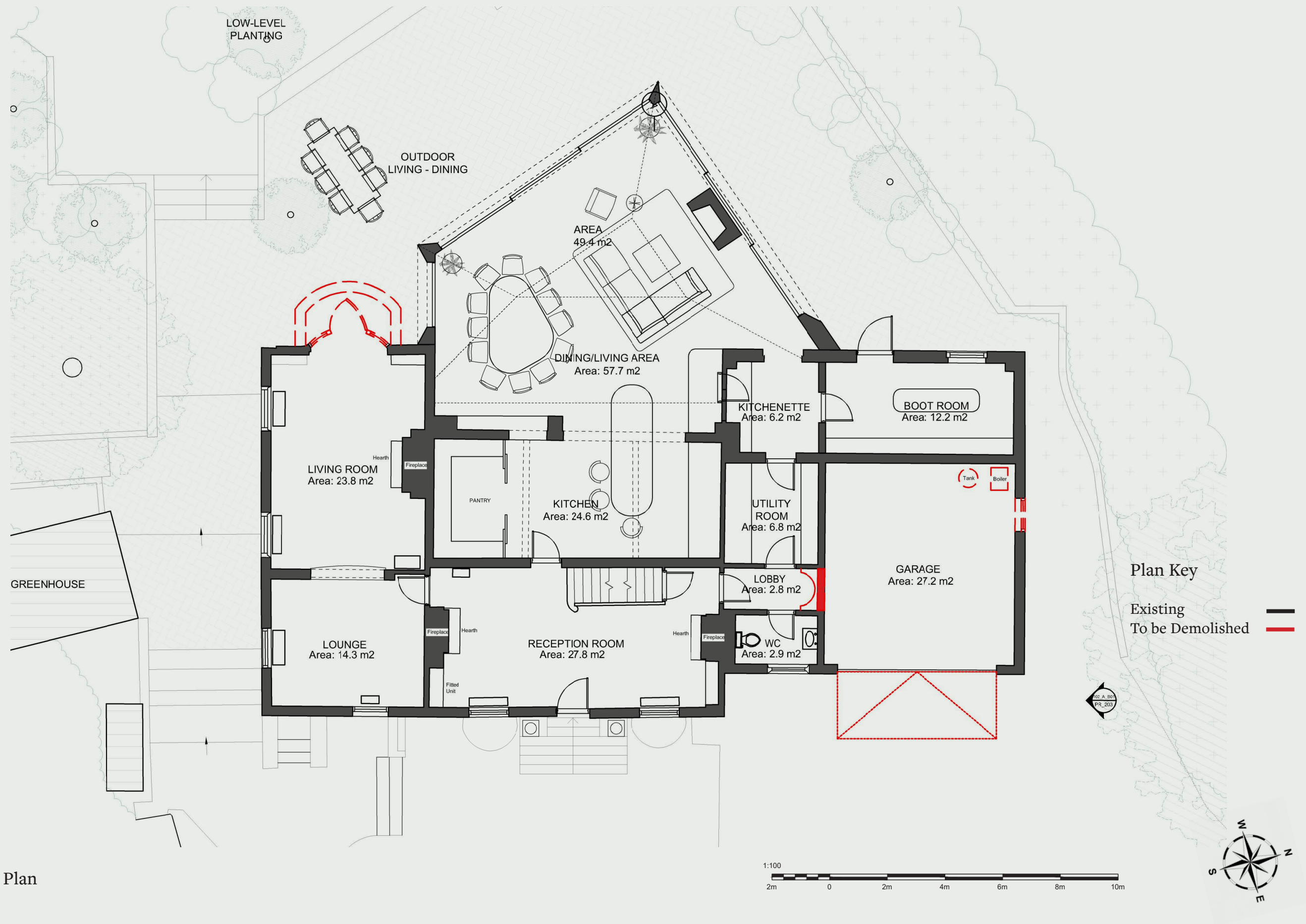
Beershop Wood - The Southern portion of the site is a well established woodland called Beershop Wood.

Site Analysis

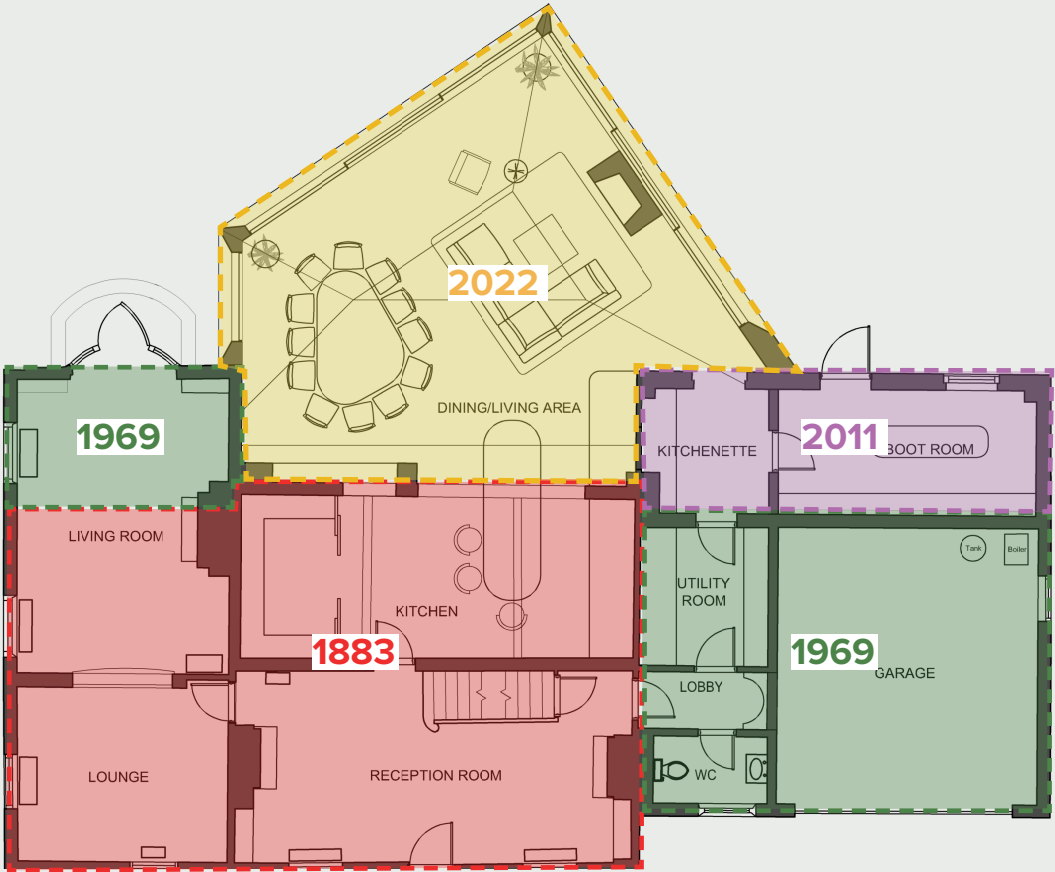
The entrance to the property is via a gated access from Stairbridge Lane. There is a substantial gravelled parking area with direct access to an enclosed garage. The main entrance to the house is through a centrally located front door under a modest portico.

The Western view is further enhanced by a meadow and two ancient oak trees that sit within the property.

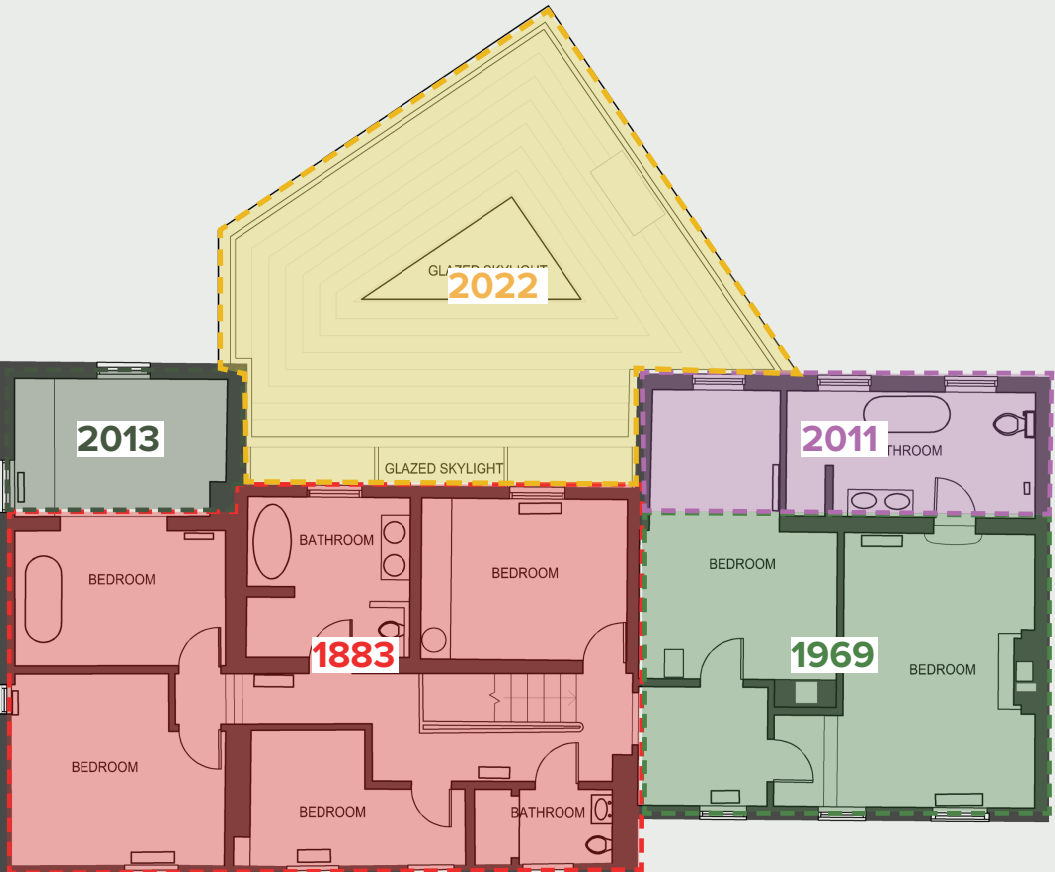
EXISTING MAIN HOUSE



Ground Floor Plan
1:100@A3



Ground Floor Plan



First Floor Plan

Planning History

Hops House has been subject to various additions since it was originally built as a brewery in the 1830's. This history along with the more recent planning application history is detailed below:

2021
DM/21/4004 | Demolition of existing reas conservatory to be replaced with new single storey extension, deepening of existing basement and erection of portico on front elevation.
Approved: 11 Jan 2022

2013
13/00824/FUL | First floor rear extension
Approved: Fri 31 May 2013

2011
11/03181/FUL | Proposed rear double storey extension and approval of finishes of existing conservatory under Planning Approval BK/07/00540/FUL
Approved: Mon 05 Dec 2011

2007
07/00540/FUL | Erection of new single storey rear conservatory (Demolished 2022)
Approved: Mon 30 Apr 2007

2004
04/00002/COU | Proposed change of use of the land for the construction of a new tennis court with a 2.75 metre high chainlink netting enclosure.
Approved: Tue 02 Mar 2004

1969
F/68/372 | Proposed garage and first floor bedroom & living room extension.
Approved: 5th Feb 1969



Circa 1900
Presumed change of use from public house to private residence around this period.

Circa 1830
Construction of original brewery.